

CITY OF HOBOKEN
Subdivision & Site Plan Review

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RE: Subdivision & Site Plan : June 8, 2016
Review Committee Meeting :
of the City of Hoboken : 7:12 p.m.
----- X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Ryan Peene

A L S O P R E S E N T:

David Glynn Roberts, AICP/PP, LLA, RLA
Board Planner

Patricia Carcone, Board Secretary

PHYLLIS T. LEWIS
CERTIFIED COURT REPORTER
CERTIFIED REALTIME COURT REPORTER
(732) 735-4522

1 A P P E A R A N C E S:

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 (732) 364-3011
6 Attorney for the Board.

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1 CHAIRMAN HOLTZMAN: Good evening,
2 everybody. We are going to get started.

3 It is Wednesday, June 8th. It is 7:12
4 p.m. This is the Hoboken Subdivision and Site Plan
5 Review Committee.

6 I would like to advise all of those
7 present that notice of this meeting has been
8 provided to the public in accordance with the
9 provisions of the Open Public Meetings Act, and that
10 notice was published in The Jersey Journal and on
11 the city's website. Copies were also provided to
12 The Star-Ledger, The Record, and also placed on the
13 bulletin board in the lobby of City Hall.

14 Pat, please call the roll.

15 MS. CARCONE: Commissioner Holtzman?

16 CHAIRMAN HOLTZMAN: Here.

17 MS. CARCONE: Commissioner Magaletta?

18 VICE CHAIR MAGALETTA: Here.

19 MS. CARCONE: And Commissioner Peene?

20 COMMISSIONER PEENE: Here.

21 CHAIRMAN HOLTZMAN: Thank you.

22 (Continue on the next page)

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CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-15-29

- - - - - X
RE: 901-903 Hudson Street : June 8, 2016
Block 238, Lot 1 :
Applicant: Road, LLC : 7:13 p.m.
Minor Subdivision :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Ryan Peene

A L S O P R E S E N T:

David Glynn Roberts, AICP/PP, LLA, RLA
Board Planner

Patricia Carcone, Board Secretary

PHYLLIS T. LEWIS
CERTIFIED COURT REPORTER
CERTIFIED REALTIME COURT REPORTER
(732) 735-4522

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A P P E A R A N C E S:

DENNIS M. GALVIN, ESQUIRE
730 Brewers Bridge Road
Jackson, New Jersey 08527
(732) 364-3011
Attorney for the Board.

ROBERT C. MATULE, ESQUIRE
Two Hudson Place (5th Floor)
Hoboken, New Jersey 07030
Attorney for the Applicant.

1 CHAIRMAN HOLTZMAN: The first item on
2 our agenda, which is a scratch is, Mr. Matule, can
3 you give us a little brief on 901 Hudson?

4 MR. MATULE: Good evening.

5 Robert Matule, appearing on behalf of
6 the applicant.

7 CHAIRMAN HOLTZMAN: Do you want to read
8 your letter into the record here, Mr. Matule?

9 MR. MATULE: No, I don't have it with
10 me to read --

11 MS. CARCONE: Here.

12 MR. MATULE: -- but the secretary is
13 making it available to me.

14 CHAIRMAN HOLTZMAN: We have it.

15 MR. MATULE: I had sent a letter on May
16 31st to Ms. Carcone basically advising her that at
17 this time the applicant is formally withdrawing the
18 application without prejudice.

19 I would appreciate it if you would
20 please advise the Board accordingly and close out
21 any escrow you are holding.

22 And as a matter of fact, I did get a
23 follow-up today from the secretary requesting some
24 additional escrow be forwarded to resolve it, and I
25 forwarded that on to the client and asked him to

1 please address it immediately. I think --

2 CHAIRMAN HOLTZMAN: So are they not
3 going forward with this subdivision, or what's the
4 story?

5 MR. MATULE: Well, my understanding is
6 that the building is a condo --

7 CHAIRMAN HOLTZMAN: Right.

8 MR. MATULE: -- so they may be leaving
9 it at that.

10 They have to work that through with the
11 potential buyers of the other units in the building,
12 I believe it is at 901, and then depending on how
13 that evolves, they may either come back and
14 subdivide it off, or just leave it as a condo and
15 get there via that route.

16 CHAIRMAN HOLTZMAN: Got you. Okay.

17 Thank you.

18 MR. MATULE: Thank you.

19 (The matter concluded)

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C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

- - - - -

PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
 Notary Public of the State of New Jersey
 My commission expires 11/5/2020.
 Dated: 6/9/16
 This transcript was prepared in accordance with
 NJAC 13:43-5.9.

CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-16-10

- - - - - X
RE: 71-73 Monroe Street : June 8, 2016
Block 16, Lots 5 & 6 :
Applicant: 71 Monroe Associates : 7:15 p.m.
Minor Site Plan Review & Variances :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Ryan Peene

A L S O P R E S E N T:

David Glynn Roberts, AICP/PP, LLA, RLA
Board Planner

Patricia Carcone, Board Secretary

PHYLLIS T. LEWIS
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1 A P P E A R A N C E S:

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 (732) 364-3011
6 Attorney for the Board.

7 ROBERT C. MATULE, ESQUIRE
8 Two Hudson Place (5th Floor)
9 Hoboken, New Jersey 07030
10 Attorney for the Applicant.

11 A L S O P R E S E N T:

12 Russell Bodnar

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1 CHAIRMAN HOLTZMAN: Don't go far. We
2 got 71 Monroe for you as well.

3 MR. MATULE: Yes, good evening.
4 Robert Matule.

5 Mr. Bodnar is here as well.

6 71-73 Monroe, this is the second
7 review. I received Mr. Hipolit's letter of June
8 2nd, and Mr. Roberts' letter I think of May 3rd --

9 MR. ROBERTS: May 27th.

10 MR. MATULE: -- the 27th.

11 But, in any event, I think we have hit
12 most of the marks.

13 CHAIRMAN HOLTZMAN: Okay.

14 MR. MATULE: There are a couple minor
15 items.

16 CHAIRMAN HOLTZMAN: Mr. Roberts?

17 MR. ROBERTS: Yes, Mr. Chairman.

18 I think we could probably sum this one
19 up pretty quickly.

20 I think we have received the drawings
21 that we asked with respect to building coverage, and
22 that has been clarified.

23 In terms of planning, we have indicated
24 in our letter that all of the outstanding
25 completeness items that we had raised were provided.

1 that?

2 MR. ROBERTS: I do not note anything in
3 the -- in his letter regarding that, so if there is
4 an outstanding issue, then I am not familiar with
5 that although --

6 CHAIRMAN HOLTZMAN: Mr. Bodnar, do you
7 got an answer for us?

8 MR. BODNAR: Yeah. Actually we had --
9 there were a couple of items that we did way back in
10 the last revision, where we have a sprinkler room
11 that has a door on it, and it's actually almost like
12 a ship door that holds back the flood completely,
13 and that door is a closed door, and it is --

14 CHAIRMAN HOLTZMAN: My question was
15 about the elevator, though.

16 MR. BODNAR: And then the elevator also
17 has another -- has those log things that you put in
18 front of the elevator door --

19 CHAIRMAN HOLTZMAN: Yeah, and that
20 didn't seem to actually work.

21 MR. BODNAR: Okay. Because that is
22 what we actually used. That was one of my questions
23 on my list here.

24 CHAIRMAN HOLTZMAN: That was part of
25 the discussion the last time, which was we noticed

1 there was no mechanical room on the roof or --

2 MR. BODNAR: Oh, there is -- the
3 mechanical room --

4 CHAIRMAN HOLTZMAN: -- I am sorry, I am
5 still talking.

6 For the elevator equipment, and that
7 the proposed flood doors that you wanted to use for
8 the elevator didn't look like they could actually
9 fit into place.

10 Also, there was something that somebody
11 would need to put into place as opposed to an
12 automated system.

13 So the way that we have been resolving
14 that in flood areas is that we have the sensors in
15 the elevator pit, and we have got all of the
16 equipment and mechanicals upstairs, so that there is
17 no conflict during a flood event, and the storm
18 system door that you were proposing didn't even seem
19 like it could fit into place with the guide rails
20 based upon the ceiling height --

21 MR. BODNAR: Yes, I understand what you
22 are saying.

23 CHAIRMAN HOLTZMAN: -- so we thought
24 that that was trying a little too hard to prevent a
25 flood issue when there looked like there is an

1 easier answer to this.

2 MR. BODNAR: Yeah.

3 I also did add those notes the other
4 day to the plans in terms of putting that sensor and
5 everything else in the lower level.

6 All of our elevator equipment is
7 actually on the roof -- it is not actually in the
8 roof, it is actually a colonnade type system. It's
9 an Eco thing -- Eco drive, and actually the unit
10 itself is actually in the jamb of the top floor, and
11 then there is a controller that is actually on Sheet
12 PB-4 -- it's actually on PB-3 -- on PB-4, and it
13 says: The controlling mechanism is actually in the
14 top floor.

15 There is a little mechanical room right
16 next to the elevator. It is not really a room.
17 It's just a closet, and that just has like a
18 computerized controller that goes in there.

19 CHAIRMAN HOLTZMAN: As usual, Mr.
20 Bodnar, you have confused us more than ever.

21 Mr. Roberts, can you make sure that
22 that is a callout for Andy to make sure that we have
23 got this squared away with the Flood Plain Manager,
24 please?

25 MR. ROBERTS: Yes.

1 CHAIRMAN HOLTZMAN: Were there any
2 other callouts that you had for us, Dave?

3 MR. ROBERTS: I think there were a
4 number of things. I would say most of Andy's
5 comments were basically rephrased to say "either has
6 been addressed" or "it will be handled in
7 testimony."

8 CHAIRMAN HOLTZMAN: There was also
9 another question here about roof coverage.

10 MR. ROBERTS: Right.

11 I think Andy's letter called it out.
12 It was clarified in the revised plan, and our letter
13 basically covers it.

14 They are not asking for more than -- I
15 think they are at 28 or 29 percent roof terrace
16 area, so they are not required to do the 50 percent
17 green roof, even though they are providing some
18 trays and some other issues. They are not trying to
19 get a waiver. They're not trying to use the 50
20 percent, the usual standard --

21 CHAIRMAN HOLTZMAN: Okay. Are the
22 calculations clear?

23 MR. ROBERTS: Yes.

24 CHAIRMAN HOLTZMAN: Okay.

25 Also, there was a question about the

1 calculation for the percentage of the backyard as
2 well, that was a discussion?

3 MR. ROBERTS: Yes. I think -- I
4 believe we --

5 MR. MATULE: That has been addressed.

6 MR. ROBERTS: -- yeah -- I think we --
7 they have been addressed it in the new plans. We
8 did not call it out in our letter. I know Andy did
9 reference it in his, but I think it's now basically
10 saying "address it in testimony."

11 CHAIRMAN HOLTZMAN: Okay, great.

12 Commissioners, any additional questions
13 or callouts?

14 VICE CHAIR MAGALETTA: Just one
15 question. Well, it's for presentation purposes.

16 Is it possible to bring an artist
17 rendering showing -- like you could put it up, so
18 that we could see what it looks like, the roof?
19 Is that possible?

20 I know in the past, Bob, you have seen
21 these where the --

22 MR. MATULE: You don't mean a --

23 VICE CHAIR MAGALETTA: -- color
24 photo --

25 CHAIRMAN HOLTZMAN: Like a full color

1 one.

2 VICE CHAIR MAGALETTA: Yeah, a full
3 color of something --

4 CHAIRMAN HOLTZMAN: Something of a
5 larger size.

6 MR. BODNAR: On the roof?

7 VICE CHAIR MAGALETTA: Yeah, on the
8 roof, so we can see what it looks like.

9 MR. MATULE: Of the roof plan?

10 VICE CHAIR MAGALETTA: Yes.

11 MR. BODNAR: Okay.

12 MR. MATULE: Yes.

13 I believe there is one on PB-5 --

14 VICE CHAIR MAGALETTA: 5.

15 MR. MATULE: -- but we could make a
16 separate exhibit making that a full-sized --

17 CHAIRMAN HOLTZMAN: Full color.

18 MR. MATULE: -- yes.

19 VICE CHAIR MAGALETTA: That would be
20 helpful.

21 CHAIRMAN HOLTZMAN: That would be
22 great.

23 VICE CHAIR MAGALETTA: Thank you.

24 CHAIRMAN HOLTZMAN: Mr. Peene,
25 anything?

1 COMMISSIONER PEENE: Nothing.

2 CHAIRMAN HOLTZMAN: There's no other
3 callouts, Mr. Roberts?

4 MR. ROBERTS: That is it, Mr. Chairman.

5 CHAIRMAN HOLTZMAN: Thank you.

6 MR. ROBERTS: It's pretty
7 straightforward.

8 VICE CHAIR MAGALETTA: So if you talk
9 to Andy, and you guys are okay for the presentation,
10 then I am okay with it.

11 COMMISSIONER PEENE: Yes.

12 CHAIRMAN HOLTZMAN: The same?

13 COMMISSIONER PEENE: I concur with the
14 professionals.

15 CHAIRMAN HOLTZMAN: So all in favor,
16 we'll deem this application complete?

17 COMMISSIONER PEENE: Yes.

18 VICE CHAIR MAGALETTA: Yes.

19 CHAIRMAN HOLTZMAN: Yes.

20 MR. MATULE: And where are we --

21 MS. CARCONE: We're looking at August
22 2nd.

23 MR. MATULE: August 2nd.

24 Very good.

25 We will get the revised drawings in a

1 timely manner.

2 CHAIRMAN HOLTZMAN: Thank you.

3 Yeah. Let's just make sure we get that
4 elevator issue squared away. I don't really want to
5 have to spend 45 minutes talking about that at a
6 hearing.

7 MR. MATULE: I will have Mr. Bodnar,
8 once the plans are revised, resubmit them to the
9 Flood Plain Administrator, so we have an updated
10 letter from her before we come back on August 2nd.

11 CHAIRMAN HOLTZMAN: Wonderful. Thank
12 you.

13 MR. MATULE: Very good. Thank you.

14 (The matter concluded)

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C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
 Notary Public of the State of New Jersey
 My commission expires 11/5/2020.
 Dated: 6/9/16
 This transcript was prepared in accordance with
 NJAC 13:43-5.9.

CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-16-13

- - - - - X
RE: 726-732 Grand Street : June 8, 2016
Block 85, Lots 14, 15.05-15.08 :
Applicant: FGAM, LLC : 7:15 p.m.
Final Site Plan Review :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Ryan Peene

A L S O P R E S E N T:

David Glynn Roberts, AICP/PP, LLA, RLA
Board Planner

Patricia Carcone, Board Secretary

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3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 (732) 364-3011
6 Attorney for the Board.

7 ROBERT C. MATULE, ESQUIRE
8 Two Hudson Place (5th Floor)
9 Hoboken, New Jersey 07030
10 Attorney for the Applicant.

11 A L S O P R E S E N T:

12 Frank Minervini

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1 CHAIRMAN HOLTZMAN: And then we have,
2 Mr. Matule, 726 Grand.

3 MR. MATULE: Yes, good evening.

4 Robert Matule, appearing on behalf of
5 the applicant.

6 CHAIRMAN HOLTZMAN: Appearing on behalf
7 of all applicants.

8 VICE CHAIR MAGALETTA: All the time.

9 MR. MATULE: I don't want to be
10 presumptuous.

11 (Laughter)

12 This is the application for the
13 property on Grand Street, Eighth and Grand.

14 We are now coming back for final site
15 plan approval, and I believe based on the reports I
16 received from Mr. Roberts and Mr. Hipolit, that we
17 are fundamentally complete.

18 CHAIRMAN HOLTZMAN: Uh-huh.

19 MR. ROBERTS: Mr. Chairman, just a
20 note.

21 This is somewhat unusual in that it is
22 a final. We have already spent a lot of time on the
23 preliminary.

24 As you can see between -- looking
25 between the two letters, I am effectively

1 recognizing that, so there are no new variances, no
2 new -- nothing new from a planning standpoint.

3 But you will see in Andy's letter,
4 there are a lot of details, and probably the one
5 thing that I found in his letter that we might want
6 to bring up is there is a reference to a green wall,
7 the detail not being provided.

8 So obviously, anything that was in the
9 preliminary that was part of the Board's
10 deliberation, we would want to see in the final.

11 MR. MINERVINI: I had seen that in his
12 comments, and I think he may have missed it. Let me
13 find the right sheet.

14 MR. ROBERTS: That would be fine, if
15 that is what it is.

16 MR. MINERVINI: Yes.

17 So Sheet Z-13 shows our green wall as
18 well as a photograph of what it would look like
19 relatively complete as well as the one, two, three,
20 four details of the construction, so they are all
21 there.

22 MR. ROBERTS: Okay. As long as it's in
23 there, and that is really our main job here is to
24 make sure that everything is consistent with the
25 preliminary.

1 CHAIRMAN HOLTZMAN: Consistent with the
2 preliminary, and then items that were called out on
3 the resolution --

4 MR. ROBERTS: Right.

5 CHAIRMAN HOLTZMAN: -- have been
6 addressed and buttoned up.

7 MR. MINERVINI: Yes.

8 One of the -- not larger items -- but
9 the main item is that Andy mentioned was he wants
10 more detail of the curbing extension.

11 I took the information given to me by
12 Caleb Stratton, and we applied it to the drawings,
13 so all of the dimensions are right, and he wants the
14 cross-section through the curb, and we're happy to
15 do that.

16 CHAIRMAN HOLTZMAN: Okay.

17 Anything else that's --

18 MR. MINERVINI: Not that I -- in terms
19 of architecture, no. We had questions about
20 engineering.

21 The flood -- I am sorry -- the civil
22 engineering work, but there was nothing in there
23 that I don't think has to be simply revised --

24 CHAIRMAN HOLTZMAN: Mr. Magaletta?

25 MR. MATULE: I recently sent to Mr.

1 Hipolit one of the resolution conditions was the
2 soil management plan, which was quite likely. I
3 emailed that to him the other day.

4 So I believe we have supplied
5 everything that was necessary as conditions of
6 preliminary, and certainly Mr. Galvin can -- but I
7 mean, typically at this point, it is almost an
8 administrative process.

9 CHAIRMAN HOLTZMAN: Mr. Magaletta, do
10 you have a question?

11 VICE CHAIR MAGALETTA: Yeah. Just a
12 couple of questions with regard to Mr. Hipolit's
13 letter from June 2nd.

14 Number 14, talking about the structural
15 calculations for the concrete slab, do you have
16 that?

17 Have you guys done that?

18 MR. MINERVINI: No. That was something
19 new. It wasn't part of the original --

20 VICE CHAIR MAGALETTA: Okay.

21 MR. MINERVINI: -- but we can certainly
22 if -- in my opinion, I thought it is much too early
23 for that. That would happen generally speaking as
24 you start the construction drawing.

25 You know, if he wants to hire an

1 engineer at this point, we can, but I really don't
2 understand why that would be necessary.

3 MR. MATULE: Well, if I might, what he
4 says is that that should be provided to the building
5 department --

6 VICE CHAIR MAGALETTA: Yeah, yeah.

7 MR. MATULE: -- I would assume that is
8 when we go for our plan review as opposed to getting
9 our final --

10 CHAIRMAN HOLTZMAN: I think it's more
11 of a callout of one of the things that is going to
12 need to happen downstream, but we're not going to --
13 but we don't need it now.

14 VICE CHAIR MAGALETTA: Yeah. Well, I
15 understand, but it's just one of the things that
16 really stood out, because I just want to make sure
17 that nothing falls down.

18 (Laughter)

19 I think we all feel that way.

20 Oh, as far as the schedule, I know you
21 are going to do this in two phases, right?

22 Are you going to present testimony on
23 that, or is that something at this point --

24 MR. MINERVINI: I'm sorry?

25 VICE CHAIR MAGALETTA: -- are you going

1 to present testimony on how you are going to build
2 this, like the phasing of it?

3 MR. MINERVINI: Yeah. I did at the
4 initial meetings. I can certainly do it again.
5 It's very simple. The building is, if you look at
6 the plans, it is half and half.

7 VICE CHAIR MAGALETTA: Are you going to
8 have a time on that, so I really want to know --

9 MR. MINERVINI: Yes, I can draw that.

10 VICE CHAIR MAGALETTA: Okay.

11 And, yeah, also -- could you also -- I
12 don't remember if you did this.

13 Did you have an exterior artist
14 rendering of what it is going to look like?

15 MR. MINERVINI: Oh, yes. We probably
16 had about a half a dozen.

17 COMMISSIONER PEENE: Aerial photo from
18 January --

19 VICE CHAIR MAGALETTA: Yeah, you know,
20 I thought you did, but I just wasn't -- these things
21 all kind of run into each other once in a while
22 after a time.

23 MR. MINERVINI: I get it.

24 VICE CHAIR MAGALETTA: If you don't
25 mind bringing those with you, please, that would be

1 helpful.

2 MR. MINERVINI: Sure.

3 VICE CHAIR MAGALETTA: Thank you.

4 CHAIRMAN HOLTZMAN: Mr. Peene,
5 anything?

6 COMMISSIONER PEENE: Nope.

7 MR. ROBERTS: Frank, I just checked

8 Z-13 --

9 MR. MINERVINI: Uh-huh.

10 MR. ROBERTS: -- the last revision was
11 April 20th.

12 MR. MINERVINI: Let me open up my
13 drawing set.

14 No. I have got May 12th.

15 MR. ROBERTS: Okay. Then that explains
16 the comments, because I am looking at the details
17 missing from this --

18 MR. MINERVINI: So you don't have Z-13
19 in this one?

20 MR. ROBERTS: That is correct.

21 So it is possible that either he was
22 looking at this drawing when he wrote that letter,
23 so we just want to make sure we get that.

24 MR. MINERVINI: Sure.

25 How would you like to handle it?

1 Should I just email the sheet to
2 everyone or --

3 MR. MATULE: Just so you know, I had
4 sent on May 18th -- the plans I have are dated on
5 4/20 --

6 MR. ROBERTS: If we could just make
7 sure we have the correct Z-13, I think we should be
8 in good shape.

9 MR. MINERVINI: Yes, yeah.

10 CHAIRMAN HOLTZMAN: This is a really --

11 MR. MINERVINI: They're easily --

12 CHAIRMAN HOLTZMAN: -- well, this is a
13 really big set of plans and certainly a really
14 substantial building, so let's make sure that the
15 plans are a hundred percent.

16 MR. ROBERTS: Yes.

17 MR. MINERVINI: Okay.

18 CHAIRMAN HOLTZMAN: So, Dennis, we have
19 to have these guys circle back at us for a final.

20 So what is the requirement on the
21 threshold in terms of what it is that we need to do
22 or expect?

23 Are we expecting that the conditions of
24 the resolution are pretty much resolved at this
25 point?

1 What should the team expect?

2 MR. GALVIN: It depends. I have to
3 evaluate the conditions of the resolution --

4 CHAIRMAN HOLTZMAN: Okay.

5 MR. GALVIN: -- which I don't have in
6 my computer tonight, so I'm sending an email saying
7 I should have that every time in the final --

8 CHAIRMAN HOLTZMAN: Uh-huh.

9 MR. GALVIN: -- so I could have scanned
10 it --

11 MR. ROBERTS: This is the second one we
12 have --

13 MR. GALVIN: -- I know that -- I know
14 that -- but I know that you guys are looking at it
15 and making sure that there has been compliance.

16 Not all of our conditions have to be
17 done before they get final site plan approval. I'd
18 have to see what they are. Some have to be done;
19 some don't have to be done.

20 The key thing that happens between
21 preliminary and final is you are supposed to go out
22 and get outside agency approvals, DEP, the County,
23 and sometimes they get them, and sometimes they
24 don't get them. But they mostly get them, and then
25 they come to the Board. It is kind of the most

1 administrative function that you can do in this
2 process, which is if they have everything, you say
3 yes --

4 CHAIRMAN HOLTZMAN: Uh-huh.

5 MR. GALVIN: -- or you say yes, subject
6 to them getting North Hudson --

7 CHAIRMAN HOLTZMAN: So we may still
8 have some conditions that we need to carry forward?

9 MR. GALVIN: Yes, yes, more likely than
10 not, that I will --

11 CHAIRMAN HOLTZMAN: Well, there will be
12 things like some of the green roof in perpetuity and
13 the green wall and things like that.

14 MR. GALVIN: Well, on some of those I
15 put that the deed -- like typically on the deed
16 restrictions, I have been requesting are prior to
17 the issuance of a building permit --

18 CHAIRMAN HOLTZMAN: Uh-huh.

19 MR. GALVIN: -- to be honest with you,
20 I don't think I have seen a deed restriction in any
21 case that I've requested in Hoboken in the last year
22 or two years.

23 I get them routinely in other towns,
24 but --

25 CHAIRMAN HOLTZMAN: Why is that?

1 MR. GALVIN: I don't know. I guess the
2 projects are not moving forward.

3 CHAIRMAN HOLTZMAN: Any insight on
4 that, Mr. Matule, why we don't get that circled back
5 at us?

6 MR. MATULE: No. I have a couple. I
7 just recently had approved, where I was preparing
8 deed restrictions on them.

9 MR. GALVIN: For me?

10 MR. MATULE: Yes, at the Zoning Board.

11 I went back and forth with Ms. Ramos
12 from your office today on a Court Street matter
13 about whether the condo association or the --

14 MR. GALVIN: No, that is the -- with
15 all due respect -- well, I wasn't there -- that's
16 the resolution. That is not the deed restriction.

17 MR. MATULE: No, no, I understand. But
18 that resolution calls for a deed restriction about
19 the --

20 MR. GALVIN: The roof.

21 MR. MATULE: -- and the scale of the
22 two units --

23 MR. GALVIN: There are two separate
24 deed restrictions that we are looking for.

25 MR. MATULE: -- so those, I was

1 actually working on that today --

2 MR. GALVIN: Right.

3 So assuming -- assuming the resolution
4 gets modified and approved, sometime in the not too
5 distant future, the applicant wants, I should be
6 getting a deed -- two different deed restrictions to
7 look at and review and comment on.

8 MR. MATULE: Yeah, and we will be doing
9 one on this as well, but it's --

10 MR. GALVIN: I understand. I got you.

11 I am just saying as a general thing, I
12 wonder if the wheels are falling off the bus
13 somewhere in our projects.

14 Do you hear me, Pat?

15 MS. CARCONE: I hear you.

16 I mean, we just have to scan the
17 resolutions --

18 MR. GALVIN: Maybe we should go back
19 and look at some --

20 MS. CARCONE: -- and go back and do an
21 audit of any resolutions with deed restrictions and
22 see if we --

23 MR. GALVIN: Just audit some
24 resolutions that required deed restrictions and see
25 if we actually got them --

1 MS. CARCONE: We do that.

2 CHAIRMAN HOLTZMAN: Yeah, that would be
3 great.

4 Thank you.

5 MR. GALVIN: -- or maybe I am getting
6 old, and I saw them and I forgot.

7 CHAIRMAN HOLTZMAN: Okay.

8 MR. GALVIN: That's interesting.

9 (Laughter)

10 CHAIRMAN HOLTZMAN: In the meantime, I
11 think this application obviously is basically the
12 same as before --

13 COMMISSIONER PEENE: Yes.

14 CHAIRMAN HOLTZMAN: -- it seems like it
15 is complete to me, and I suggest we move it forward.

16 VICE CHAIR MAGALETTA: I agree.

17 CHAIRMAN HOLTZMAN: Agree?

18 COMMISSIONER PEENE: I concur.

19 CHAIRMAN HOLTZMAN: Okay. We will get
20 you back on the agenda.

21 MR. MATULE: Thank you.

22 Is your July 5th agenda full?

23 MS. CARCONE: The July 5th agenda is
24 full, so I was looking at August 2nd.

25 MR. MATULE: August 2nd.

1 MR. GALVIN: The only thing we'd say
2 about -- again, with this kind of a case in a
3 perfect world, you should say -- you should look at
4 our professionals and say: Have all of the changes
5 been made to the plans?

6 And they say yes,

7 Then you are going to say: We got
8 North Hudson, DEP. We got this. We got that. It
9 is all buttoned up.

10 Really after that, we should be making
11 a motion to approve. I mean, it really shouldn't
12 take more than 15 minutes. It's not noticed to the
13 public. There is no public comment.

14 MR. MATULE: I agree.

15 CHAIRMAN HOLTZMAN: Mr. Magaletta, your
16 anticipation?

17 VICE CHAIR MAGALETTA: "In a perfect
18 world" --

19 MR. GALVIN: Yeah.

20 VICE CHAIR MAGALETTA: -- as you
21 started that sentence, yeah.

22 You know, if the engineers are fine,
23 and if they can get back to us and say, yeah,
24 nothing has changed, I am willing to say, let's
25 schedule this matter for the July meeting.

1 If they give the all clear, then fine,
2 we'll do it.

3 But if they say, look, there are a
4 couple things we have to deal with, then make it
5 August.

6 MR. GALVIN: Okay. No problem.

7 VICE CHAIR MAGALETTA: I think that's
8 what --

9 CHAIRMAN HOLTZMAN: So how do you
10 respond to that?

11 MR. MATULE: How I respond to that is I
12 would appreciate it, if we could put it tentatively
13 on the schedule for July 5th --

14 VICE CHAIR MAGALETTA: Yeah, yes.

15 MR. MATULE: -- and in the worst case
16 scenario, at the July 5th meeting, we will carry it
17 to the August --

18 CHAIRMAN HOLTZMAN: But as Mr. Galvin
19 has set the tone, this is a perfect world, Mr.
20 Matule, so it will be fine for July 5th.

21 (Laughter)

22 MR. MATULE: I am fully confident it
23 would be, but I want to have a Plan B.

24 MS. CARCONE: We have Toll Brothers'
25 extension, which we promised them we would do them

1 first, and then we have two of your other projects
2 lined up afterwards, so --

3 COMMISSIONER PEENE: They're a full
4 application, though.

5 CHAIRMAN HOLTZMAN: We will put it on,
6 and we'll keep our fingers crossed.

7 MR. MATULE: Thank you. We appreciate
8 it.

9 CHAIRMAN HOLTZMAN: Thank you.

10 MR. MATULE: Have a good evening.

11 VICE CHAIR MAGALETTA: See you.

12 CHAIRMAN HOLTZMAN: Okay. That does it
13 for our SSP meeting.

14 Motion to close this meeting?

15 COMMISSIONER PEENE: So moved.

16 CHAIRMAN HOLTZMAN: Second?

17 VICE CHAIR MAGALETTA: Second.

18 CHAIRMAN HOLTZMAN: Thank you.

19 All, yes?

20 COMMISSIONER PEENE: Aye.

21 VICE CHAIR MAGALETTA: Yes.

22 CHAIRMAN HOLTZMAN: Aye.

23 And we're gone, and we're out.

24 (The meeting concluded at 7:35 p.m.)

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C E R T I F I C A T E

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I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

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PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
Notary Public of the State of New Jersey
My commission expires 11/5/2020.
Dated: 6/9/16
This transcript was prepared in accordance with
NJAC 13:43-5.9.